

Executive Summary - Elk Ridge Board of Directors Zoom-Meeting Work Session

June 6, 2020, 9:30am - 10:30am

The Elk Ridge Board of Directors met on Zoom to discuss a number of issues. Present were: John Baney, president; Richard Klapper, vice president; Charlie DeJoseph, secretary; Paul Harball, Treasurer; and Charley Griffin, at large.

Before the meeting, John Baney emailed the following documents to each Board Member:

- 1) The meeting agenda.
- 2) Estimate from Fort Collins Tree care for treating spruce trees.

The following points were taken directly from John Baney's Agenda. Decisions for each action item are added here.

Issue 1: Annual Meeting (August 8th?) - A go or no go, that is the question (COVID 19) Board Members agreed that it is doubtful things will improve significantly before the August meeting date. All Board Members were in agreement to cancel the August Annual Meeting.

Issue 2: Election Update - Bob Dickeson has sent out the call for nominations. With this email, Bob reminded homeowners, since there will be no Annual Meeting, all voting must be done by mail or dropped off in the HOA Dropbox.

Issue 3: Landscape, Repair and Maintenance

- John Baney took it upon himself to approach the Town on clarification as to why sidewalk repair and maintenance is the responsibility of the HOA. The Town agreed to meet with John and he escorted the Town representatives throughout the HOA, pointing out damage to the sidewalks. After the walk-thru, the Town agreed that the sidewalks were the responsibility of the Town and they would perform the repair at the Town's expense. Due to budget cuts resulting from the COVID-19 virus, they will try to perform the repairs in the Spring, but this more likely will be the Fall, or even Spring of 2021. If the repairs look like they will not be done until Spring of 2021, the Town agreed to do temporary repairs (epoxy) until poured concrete repairs can be done. This saved the HOA \$5,424.50 (see Executive Summary for May 14, 2020 Zoom Work Session).
- Area between the split-rail fence and all along Brodie Ave. - While John was meeting with Town representatives regarding the sidewalks, he also asked about the weeds growing between our fence and the wall along Brodie. He proposed that we would move the fence closer to the wall (since the fences are being replaced) and move sprinklers near the relocated fence. This would allow grass

to grow and would improve the appearance of the area. The Town said they were fine with this, but no action will be taken until we receive this in writing.

- Luis has installed 2-4" river rock in a number of area's around our neighborhood.
- Tru-Green applied first weed and feed application.
- Carl has turned on and adjusted and/or replaced the sprinklers and is about 90% done. He also did our Spring clean-up and first mowing.
- Ft Collins Tree report. **Discussion:** Fort Collins inspected our Spruce Trees and determined they are suffering from "rust." They quoted a price of \$15/tree (6 trees), with each tree requiring two applications, for a total of \$180. This would be in addition of spraying 15 pine trees for Mountain Pine Beetle (Engraver Beetle) at a cost of \$187.50. The Board agreed the prices were reasonable and to give them the go-ahead.
- Austrian Pine in corner needs replaced - Carl will take care of it at his expense.
- Winter killed a number of our large Sea Green Junipers this year. These need to be replaced.
- Landscape completion on west side of HOA. Remove dead plants, cedar tree, railroad ties, add 2-3 trees to empty west side. Fix sprinklers
- Water drainage issues have now been completed.
- Siding repairs were completed.
- Maintenance Work - Trim and/or remove dead or dying shrubs. Trim broken branches from snow - Completed
- Fence Replacement #41-44 \$7570.50, #19 East Side \$5161.50. The cost is coming in above our budget estimate of \$8500, but it was agreed to proceed with this Phase 1 of the work as planned, as it will not be a major impact to the reserve. Recouping the \$5,424.50 budgeted for sidewalk repair further improves the reserve picture.

Issue 4: Other

- Should we have a garage sale this year? John suggested we cancel the garage sale in light of COVID-19. The rest of the Board agreed.

The meeting was adjourned at 10:30am.

Respectfully submitted,
Charlie DeJoseph
Secretary, Elk Ridge Homeowners' Association